WARRANTY DEED

REPARED BY
ANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:
MAGNOLIA TITLE & ESCROW CORP

File No. 0002126

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,000.00.

Wanda Fultz
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of September, 2016.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christie Fultz, Marshall Millikin, Deborah Leinart	NEW OWNER	081-15-0-448.00
(NAME)	(NAME)	
1903 Heiman St.		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160084198 DEEDWARR
Recvd: 09/26/16 10:38 2 pgs
Fees:13.00 Taxes:1154.40
20160926-0101052

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Erik Nikravan and Nima Baha,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christie Fultz, unmarried, Marshall Millikin and wife Deborah Leinart, all as joint tenants with rights of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 59 on the plan of George Shields Addition to Nashville, of record in Book 57, Page 62, Register's Office for said County. Said Lot No. 59 fronts 50 feet on the Northerly margin of Heiman Street and extends back between parallel lines 140 feet to an alley.

Included in the above Conveyance but Expressly Excluded herewith is the following:

Beginning at a point in the existing Southerly right-of-way of Heiman Street, said point being the Northwesterly corner of Parcel 447, on Tax Map 81-15, of record in Book 1725, Page 152, Register's Office for Davidson County, Tennessee; thence, South 08 degrees 50 minutes 41 seconds East, 3.91 feet to a point; thence, with a curve to the left having a central angle of 29 degrees 17 minutes 54 seconds and a radius of 25.00 feet for a distance of 12.78 feet, more or less, thence, North 77 degrees 52 minutes 25 seconds East, 12.25 feet to the point of beginning and containing 17.01 square feet, more or less.

Being the same property conveyed by Quitclaim Deed from Garland Capital, LLC, to Erik Nikravan and Nima Baha, as recorded January 11, 2016 in Instrument No. 20160111-0002775 in the Register's Office of Davidson County, Tennessee.

The subject property has not been the principal residence of either Grantor herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1903 Heiman St., Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 22nd day of September, 2016.

Erik Nikravan

Nima Baha by Erik Nikravan, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nima Baha,, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 22nd day of September, 2016.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1|20|19

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Eric Nikravan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Nima Baha, and who acknowledged that he executed the same as the free act and deed of the said Nima Baha, by virtue of a Power of Attorney, duly executed and appearing of record in Book *, page *20160926-0101051, said Register's Office.

Witness my hand this 22nd day of September, 2016.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1|20|19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206